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Tarrant County Texas

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4 Pages

Suzanne Henderson

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STATE OF TEXAS §
COUNTY OF TARRANT §
~~DAKOTA~~ §

KNOW BY ALL MEN THESE PRESENTS

AMENDMENT AND EXTENSION OF "OIL, GAS AND MINERAL LEASE"

WHEREAS, heretofore, under date of April 15, 2007, LMP Realty Inc., whose address is 820 Lincoln Avenue, West Chester, Pennsylvania, 19380, as Lessor, did execute and deliver unto Keystone Exploration, Ltd, whose address is 777 Main Street, Suite 3100, Fort Worth, Texas, as Lessee, an Oil, Gas and Mineral Lease, a Memorandum of which is recorded as Instrument No. D207084650 of the Official Public Records of Tarrant County, Texas, (hereinafter referred to as "said Lease") covering certain lands situated in Tarrant County, Texas; and

WHEREAS, by that certain Assignment, Conveyance and Bill of Sale, recorded as Instrument No. D208057377 of the Official Public Records of Tarrant County, Texas, said Lease is now owned and held in entirety by the undersigned Lessee.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned do hereby agree as follows:

WHEREAS, at the time said Lease was entered into, the effective date of said Lease was not contained in the terms of said Lease.

WHEREAS, it is the desire of Lessor and Lessee to amend the effective date of said Lease.

1. Amendment: The effective date of said Lease is April 15, 2007; and

WHEREAS, at the time said Lease was entered into, the description of the lands contained in said Lease was believed by Lessor and Lessee to cover all of the lands and interests owned by Lessor; and

WHEREAS, since the execution, delivery and recording of said Lease, it has been discovered that the description of the lands contained in said Lease did not adequately describe the lands Lessor intended to lease to Lessee; and

WHEREAS it is the desire of Lessor and Lessee to amend the description of the lands contained in said Lease to accurately identify the lands to be covered by and subject to the terms of said Lease.

2. Amendment: A portion of lines seven through fourteen of Paragraph 2 in said Lease which currently reads as follows:

"LAKSO INDUSTRIAL ADDITION	BLK: 1R	LOT: A
	BLK: 1R	LOT: B
	BLK: 2R	LOT:
JOHN BURSEY SURVEY	A122	TR6C
SABINE PLACE ADDITION	BLK: 35	LOT: 20 Pt Closed St. on North
MEACHAM 3-WAY CENTER SUB.	BKL	LOT 3 ...

a subdivision of the City of Ft. Worth, State of Texas.
estimated to contain 46.1522 acres of land, whether actually more or less..."

is hereby amended in its entirety to read as follows:

"TRACT ONE: 2.525 acres, more or less, and being all of Block 2R, Lasko Industrial Addition, out of the W. B. Tucker Survey, Abstract No. 1515, Tarrant County, Texas and being more particularly described as Tract I in that certain Deed dated September 2, 2004 from Lasko Products Inc., f/k/a Lasko Metal Products, Inc., to LMP Realty, Inc., recorded at Instrument No. D204295436, Deed Records, Tarrant County, Texas; and

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TRACT TWO: 9.572 acres, more or less, and being all of Lot B, Block 1R, Lasko Industrial Addition, out of the W. B. Tucker Survey, Abstract No. 1515, Tarrant County, Texas and being more particularly described as Tract II in that certain Deed dated September 2, 2004 from Lasko Products Inc., f/k/a Lasko Metal Products, Inc., to LMP Realty, Inc., recorded at Instrument No. D204295436, Deed Records, Tarrant County, Texas; and

TRACT THREE: 14.750 acres, more or less, and being all of Lot A, Block 1R, Lasko Industrial Addition, out of the John Bursey Survey, Abstract No. 122, Tarrant County, Texas, according to the Plat thereof recorded at Volume A, Page 285, Plat Records, Tarrant County, Texas.

TRACT FOUR: 0.215 acres, more or less, and being all of Lot 20, Block 35, Sabine Place Addition, out of the W. B. Tucker Survey, Abstract No. 1515, Tarrant County, Texas, according to the Plat thereof recorded at Volume 388-70, Page 26, Plat Records, Tarrant County, Texas.

TRACT FIVE: 13.850 acres, more or less, and being all of Tract A 122-6C, out of the John Bursey Survey, Abstract No. 122, Tarrant County, Texas and being more particularly described in that certain Correction Deed dated January 23, 2006 from R & S Manufacturing Corporation to LMP Realty, Inc. recorded at Instrument No. D206044552, Deed Records, Tarrant County, Texas; SAVE & EXCEPT 0.2330 acres, more or less, out of the W. B. Tucker Survey, Abstract No. 1515, more particularly described in that certain Deed referenced above, leaving a total of 13.617 acres, more or less; and

TRACT SIX: 6.210 acres, more or less, and being all of Lot 1, Block 2, Meacham 3-Way Center, an addition to the City of Fort Worth, out of the S. A. & M. G. R. R. Survey, Abstract No. 1464, more particularly described in that certain Special Warranty Deed dated December 23, 1997 from Pylon Equity Partners to MRCC, Inc., recorded at Volume 13021, Page 231, Deed Records, Tarrant County, Texas,

in all totaling 46.889 acres of land, more or less, situated in Tarrant County, Texas;" and

WHEREAS it is the desire of Lessor and Lessee to amend the primary term of said Lease.

3. Amendment: A portion of line one of Paragraph 4 in said Lease which currently reads as follows:

"TO HAVE AND TO HOLD the leased premises for a term of two (2) years from the date hereof, hereinafter called "primary term" and as long thereafter as oil, gas or other hydrocarbons, are produced from the leased premises or from lands with which the leased premises are pooled or unitized."

is hereby amended in its entirety to read as follows:

"TO HAVE AND TO HOLD the leased premises for a term of four (4) years from the effective date hereof, hereinafter called "primary term" and as long thereafter as oil, gas or other hydrocarbons, are produced from the leased premises or from lands with which the leased premises are pooled or unitized;" and

WHEREAS it is the desire of Lessor and Lessee to amend the pooling provision of said Lease.

4. Amendment: A portion of lines two and three of Paragraph 23. in Exhibit "A" attached to said Lease which currently reads as follows:

“In the event Lessee exercises its right to pool or unitize the lease premises with other lands, then the following described lands one hundred percent (100%) of the lease premises shall be pooled or unitized.”

is hereby amended in its entirety to read as follows:

“In the event Lessee exercises its right to pool or unitize the lease premises with other lands, then the following described lands shall be pooled or unitized:

TRACT ONE:: 2.525 acres, more or less, and being all of Block 2R, Lasko Industrial Addition, out of the W. B. Tucker Survey, Abstract No. 1515, Tarrant County, Texas and being more particularly described as Tract I in that certain Deed dated September 2, 2004 from Lasko Products Inc., f/k/a Lasko Metal Products, Inc., to LMP Realty, Inc., recorded at Instrument No. D204295436, Deed Records, Tarrant County, Texas; and

TRACT TWO: 9.572 acres, more or less, and being all of Lot B, Block 1R, Lasko Industrial Addition, out of the W. B. Tucker Survey, Abstract No. 1515, Tarrant County, Texas and being more particularly described as Tract II in that certain Deed dated September 2, 2004 from Lasko Products Inc., f/k/a Lasko Metal Products, Inc., to LMP Realty, Inc., recorded at Instrument No. D204295436, Deed Records, Tarrant County, Texas; and

TRACT THREE: 14.750 acres, more or less, and being all of Lot A, Block 1R, Lasko Industrial Addition, out of the John Bursey Survey, Abstract No. 122, Tarrant County, Texas, according to the Plat thereof recorded at Volume A, Page 285, Plat Records, Tarrant County, Texas.

TRACT FOUR: 0.215 acres, more or less, and being all of Lot 20, Block 35, Sabine Place Addition, out of the W. B. Tucker Survey, Abstract No. 1515, Tarrant County, Texas, according to the Plat thereof recorded at Volume 388-70, Page 26, Plat Records, Tarrant County, Texas.

TRACT FIVE: 13.850 acres, more or less, and being all of Tract A 122-6C, out of the John Bursey Survey, Abstract No. 122, Tarrant County, Texas and being more particularly described in that certain Correction Deed dated January 23, 2006 from R & S Manufacturing Corporation to LMP Realty, Inc. recorded at Instrument No. D203044552, Deed Records, Tarrant County, Texas; SAVE & EXCEPT 0.2330 acres, more or less, out of the John Bursey Survey, Abstract No. 122, more particularly described in that certain Deed referenced above, leaving a total of 13.617 acres, more or less; and

Any lands not being not included in a pooled unit will be released at the expiration of the extended primary term of said Lease;” and

WHEREAS, it is the desire of Lessor and Lessee to amend Paragraph 20 of Exhibit “A” attached to said Lease which currently reads as follows:

“If, during the term of this Oil and Gas Lease or if within the period of six months before this lease was delivered by Lessor to Lessee, Lessee obtains a lease from other undivided mineral interest owner or owners in the land covered by this lease or in lands pooled with this lease which are on terms more favorable to with respect to bonus, royalty, rentals or term, to the other undivided mineral owner or owners than those contained in this lease, then Lessor shall be entitled to the more favorable benefits on the basis of each individual benefit. Lessee shall promptly pay the additional amounts and execute and deliver a lease amendment to this lease containing the more favorable terms.”

5. Amendment: All of Paragraph 20 of Exhibit “A” attached to said Lease shall be deleted and is hereby eliminated in its entirety.

It is understood and agreed by all parties hereto that in all other respects, said Lease and the prior provisions thereto, shall remain in full force and effect and each of the undersigned does hereby ratify and confirm said Lease as hereby amended.

This Amendment shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, legal representatives, successors and assigns.

This instrument may be executed in one document signed by all the parties or in separate documents which shall be counterparts hereof. If executed in separate counterparts, all such counterparts, when executed by one or more parties, shall constitute but one and the same instrument. The failure of one or more parties to execute this instrument or a counterpart hereof shall not in any manner affect the validity and binding effect of same as to the parties who execute said instrument.

IN WITNESS WHEREOF this Amendment to Oil, Gas and Mineral Lease is executed by the parties hereto on the dates of their respective acknowledgments, but made effective for all purposes as of April 15, 2007

LESSOR:

LMP Realty Inc.

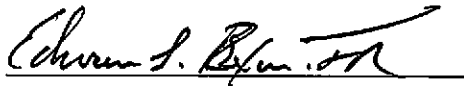


By: Edward V. McAssey

Title: President

LESSEE:

XTO Energy Inc.



By: Edwin S. Ryan, Jr.

Title: Sr. Vice President
Land Administration

ACKNOWLEDGMENTS

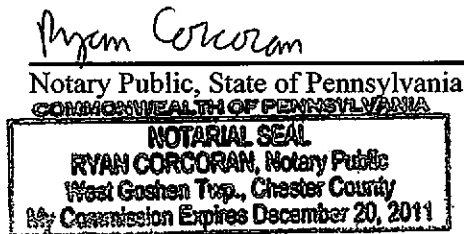
STATE OF PENNSYLVANIA §
COUNTY OF ~~WEST~~^{ec} CHESTER §

This instrument was acknowledged before me on the 19th day of February, 2009, by Edward V. McAssey, President of LMP Realty Inc.

My Commission Expires: December 20, 2011

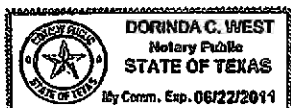
~~Sworn to and subscribed before me~~
this 19th day of February, 2009.

Seal:




STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 2nd day of March, 2009, by Edwin S. Ryan, Jr., Sr. Vice President – Land Administration of XTO Energy Inc.



My Commission Expires: _____


Notary Public, State of Texas